

Absolute Land and Home Auction

For: the Family of Hope Friedrichs

(Linda Ermuk, Adam Friedrichs, Crystal Woods, Kayla Lamber, Michael Friedrichs)

Wednesday November 20th 10:30 a.m.

The American Legion

214 E Main St. Anthon IA 51004

Selling the Residence and Adjoining Mixed-Use Land

Residential Address 1972 Rock Branch Rd. Anthon IA

139.12 Acres +/- in Woodbury County IA.

Location: Take Hwy 31 North from Anthon for approximately $\frac{3}{4}$ of a mile, then turn Northwest on Rock Branch Road for approximately $1\frac{1}{2}$ miles. The farm lays to the west of Rock Branch Rd.

This Parcel contains 139.12 acres according to the Woodbury County Assessor and 59.85 Cropland acres according to the FSA. It has a CSR2 of 32.5 According to Surety Mapping. The ground is coming out of a CRP program on the cropland acres. This is a unique situation where you have a solid mixture of wooded ground and tillable acres along with a nice home.

This home is a three-bedroom home with 1152 square foot on the main level along with usable space below that includes a garage area. The home is very well kept with a newer roof, new septic tank (2024), and many mechanical repairs. The property also has a nice 40x80 Quonset, and a usable bin site.

Parcel Numbers: 884320300001; 884330200002; 884319400005; 884330200001.

Current Year Property Tax: \$3,396.00

Method of Sale: Purchase Price will be the bid amount times the multiplier. The multiplier will be 139.

Open House/Inspection: Saturday November 9th 1:00-3:00 p.m. and Sunday November 17th 1:00-3:00 p.m..

Terms of Auction: Buyer will put 10 percent down non-refundable day of auction and rest due upon merchantable deed and abstract on or before 45 days. Taxes pro-rated to the date of closing. Seller's Escrow Agent will be Closing Siouxland. All announcements made day of sale and contained in the purchase agreement will take precedence over printed material. Buyers will receive possession upon closing. LP tank is rented, and LP will be prorated at the time of closing.

Paulsen Auctions LLC

Kurt Paulsen, Auctioneer

www.paulsenauction.com

712-870-8182

Hallberg Auction LLC

Jason Hallberg, Broker

800-373-2255

www.hallbergauction.com



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

Linda Ermuk, Friedrichs (Adam, Kayla, Mic)

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

| | | | |
|--------|-------|--------|-------|
| _____ | _____ | _____ | _____ |
| Seller | Date | Seller | Date |
| _____ | _____ | _____ | _____ |
| Buyer | Date | Buyer | Date |

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials LE Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes No Unknown

1A. If yes, please explain: dirt work done in 2023 to correct grade on north

2. **Roof:** Any known problems? Yes No Unknown side of house, no further problems

2A. Type _____

2B. Date of repairs/replacement (If any) roof & gutters replaced 2022

Describe: _____

3. **Well and pump:** Any known problems? Yes No Unknown

3A. Type of well (depth/diameter), age and date of repair: unknown

3B. Has the water been tested? Yes No Unknown

3C. If yes, date of last report/results: _____

4. **Septic tanks/drain fields:** Any known problems? Yes No Unknown ~~To be replaced 2024~~
Location of tank _____ installed ~~on~~ 9/24/24 Unknown

Has the system been pumped and inspected within the last 2 years?

Yes No Unknown

Date of inspection _____ Date tank last cleaned/pumped 3-2002022 N/A

5. **Sewer:** Any known problems? Yes No Unknown

5A. Any known repairs/replacement? Yes No Unknown

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes No

6A. Any known repairs/replacement? Yes No

6B. Date of repairs repairs done in 2022

7. **Central Cooling system(s):** Any known problems? Yes No NA

7A. Any known repairs/replacement? Yes No

7B. Date of repairs _____

8. **Plumbing system(s):** Any known problems? Yes No

8A. Any known repairs/replacement? Yes No

8B. Date of repairs New water heater + softener 2022

9. **Electrical system(s):** Any known problems? Yes No

9A. Any known repairs/replacement? Yes No

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes No Unknown

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes No Unknown

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No

12A. If yes, test results? _____ Date of last report _____

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes No Unknown

13A. Provide lead based paint disclosure.

14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown

15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?
 Yes No Unknown
16. **Structural Damage:** Any known structural damage? Yes No Unknown
17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown
18. **Is the property located in a flood plain?** Yes No Unknown
 18A. If yes, flood plain designation _____
19. **Do you know the zoning classification of this property?** Yes No Unknown
 What is the zoning? _____
20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown
 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:
 On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials _____ Buyer initials _____

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

| | Included | Working? | | | | Included | Working? | | |
|--------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| | | Yes | No | OR N/A | | | Yes | No | OR N/A |
| Range/Oven | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lawn Sprinkler System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Solar Heating System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Refrigerator | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pool Heater, Wall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hood/Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | liner & equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Well & Pump | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TV receiving | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Alarm | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Equipment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Septic Tank & | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sump Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drain field | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alarm System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City Water System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Central AC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City Sewer System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Window AC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Central Vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Central Heating System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Gas Grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Attic Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Intercom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fireplace/Chimney | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Microwave | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wood Burning System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Furnace Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceiling Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sauna/Hot tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Softener/ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locks and Keys | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Conditioner | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| LP Tanks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Keys & Locks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storage Shed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Swing Set | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Underground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Basketball Hoop | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | "Pet fence" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Boat Hoist | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boat Dock | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Pet Collars | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| Garage door opener | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |

Serial#: 051473-100172-5715049

Prepared by Jason Hallberg | Hallberg Auction and Real Estate | jason@hallbergauction.com

Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials JS Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

1. Any significant structural modification or alteration to property? Yes No Unknown Please explain: _____
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown If yes, what were the test results? _____
8. Attic Insulation: Type _____ Unknown Amount _____ Unknown
9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
10. Are you related to the listing agent? Yes No If yes, how? _____
11. Where survey of property may be found: _____
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes No If yes, rights by: Lease , Easement , Other Define Other: NA
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

water line break in 2021 all repairs required were made

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller *Jonda Esmuk* Seller _____ Date 10-5-24

Seller has owned the property since 2007 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 1972 Rock Branch Rd Anthon, IA

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

- lu (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- lu (b) Records and Reports available to the Seller (check one below):
- Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- _____ (c) Purchaser has received copies of all information listed above.
or. No Records or Reports were available (see (b) above).
- _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

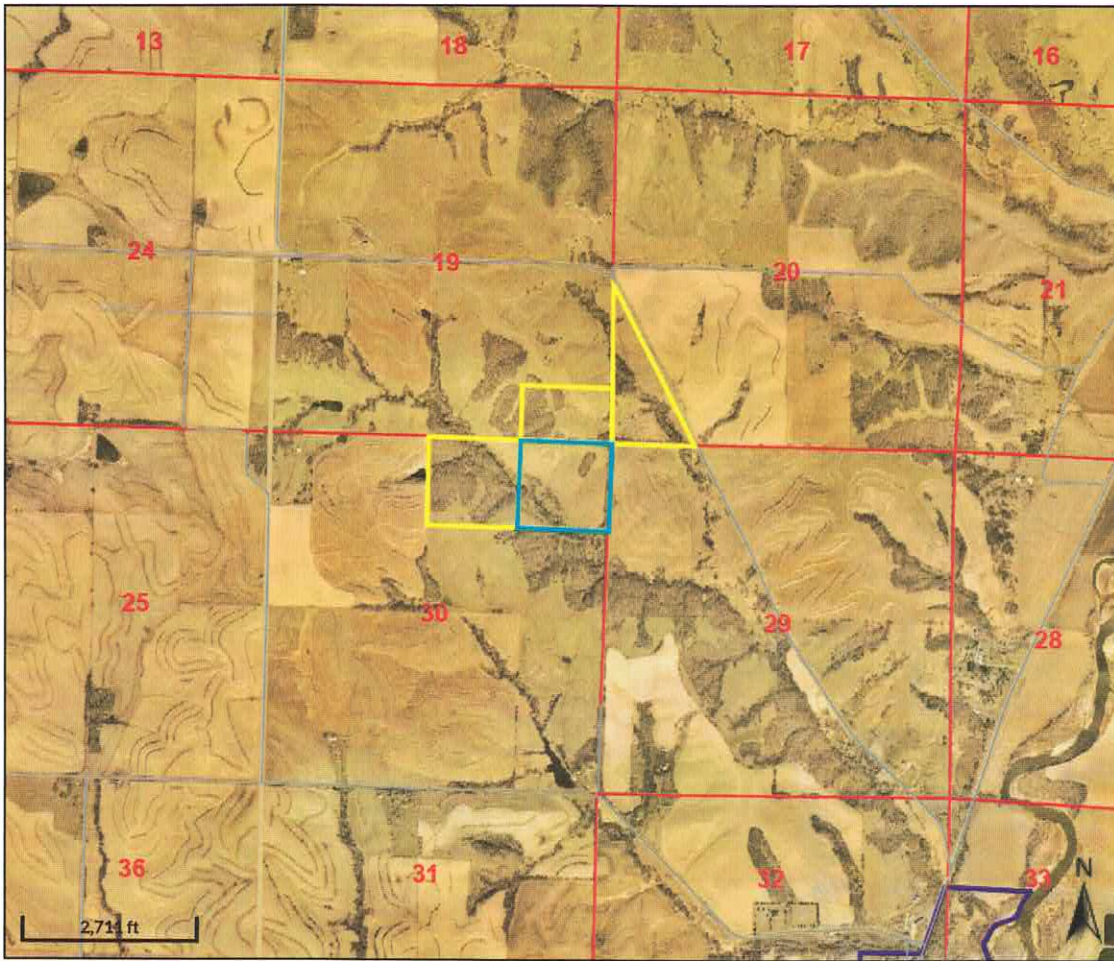
AGENT'S ACKNOWLEDGEMENT (initial)

_____ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

| | | | |
|--------------------|----------------|-------------------|------|
| <u>Junda Ermub</u> | <u>10-5-24</u> | | |
| Seller | Date | Purchaser | Date |
| | | | |
| Seller | Date | Purchaser | Date |
| | | | |
| Seller's Agent | Date | Purchaser's Agent | Date |



Overview



Legend

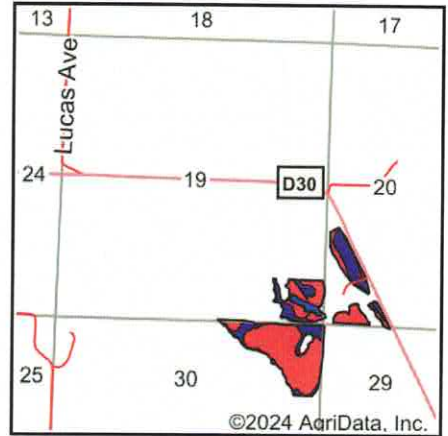
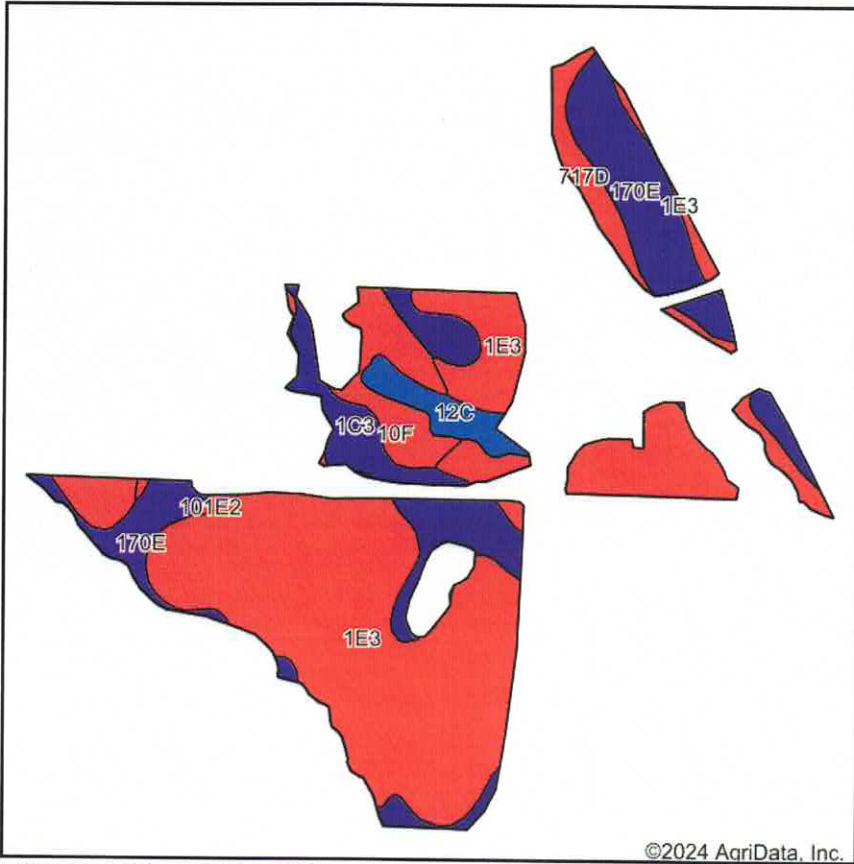
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels

| | | | | | |
|------------------------------|---|---------------------|--------|----------------------|---------------------|
| Parcel ID | 884330200002 | Alternate ID | 785055 | Owner Address | ERMUK LINDA R |
| Sec/Twp/Rng | 30-88-43 | Class | A | | 1972 ROCK BRANCH RD |
| Property Address | | Acreage | 40.0 | | ANTHON, IA 51004 |
| District | 0002 | | | | |
| Brief Tax Description | NENE 30-88-43 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 9/23/2024
 Last Data Uploaded: 9/23/2024 6:17:27 PM

Developed by  Schneider
 GEOSPATIAL

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **19-88N-43W**
 Township: **Kedron**
 Acres: **59.03**
 Date: **10/14/2024**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 33

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|---|------------------|--------------|-------------|-----------|-------------------|-------------|
| 1E3 | Ida silt loam, 14 to 20 percent slopes, severely eroded | 34.69 | 58.8% |  | | IVe | 18 | 28 | 54 | |
| 170E | Napier-Castana silt loams, 9 to 20 percent slopes | 9.44 | 16.0% |  | | IIIe | 56 | 34 | 76 | |
| 1C3 | Ida silt loam, 5 to 9 percent slopes, severely eroded | 6.39 | 10.8% |  | | IIIe | 58 | 46 | 61 | |
| 10F | Monona silt loam, 20 to 30 percent slopes | 3.44 | 5.8% |  | | VIe | 26 | 22 | 17 | |
| 717D | Napier-Gullied land complex, 5 to 14 percent slopes | 2.88 | 4.9% |  | | IIIe IVe | 42 | 5 | 9 | |
| 12C | Napier silt loam, 5 to 9 percent slopes | 1.95 | 3.3% |  | | IIIe | 89 | 58 | 87 | |
| 101E2 | Monona-Ida silt loams, 14 to 20 percent slopes, eroded | 0.24 | 0.4% |  | | IVe | 40 | 35 | 61 | |
| Weighted Average | | | | | | | 3.77 | *- | 32.5 | 30.5 |
| | | | | | | | | | *n 55 | |

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : CRYSTAL GALE WOODS
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 56.57 | 27.51 | 27.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 27.51 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | None | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
|-----------|------------|-----------------------------|-----------|-----|

NOTES

Tract Number : 11902

Description : PT SE¼ PT SE¼SE¼ SEC19 KEDRON 88-43
 FSA Physical Location : IOWA/WOODBURY
 ANSI Physical Location : IOWA/WOODBURY
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : ADAM FRIEDRICHS, CRYSTAL GALE WOODS, KAYLA LAMBERT, MICHAEL FRIEDRICHS, LINDA ERMUK
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 56.57 | 27.51 | 27.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 27.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Abbreviated 156 Farm Record

DCP Crop Data

Tract 11902 Continued ...

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
|-----------|------------|-----------------------------|-----------|

NOTES

| |
|--|
| |
|--|

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CRYSTAL GALE WOODS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 85.50 | 32.34 | 32.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 32.34 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | None | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|-------------|-----------------------------|-----------|-----|
| Oats | 0.00 | 2.20 | 0 | |
| Corn | 0.00 | 18.70 | 0 | |
| TOTAL | 0.00 | 20.90 | | |

NOTES

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| |
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Tract Number : 11903

Description : N½ NE¼ SEC 30 KEDRON 88-43
FSA Physical Location : IOWA/WOODBURY
ANSI Physical Location : IOWA/WOODBURY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ADAM FRIEDRICHS, CRYSTAL GALE WOODS, KAYLA LAMBERT, MICHAEL FRIEDRICHS, LINDA ERMUK
Other Producers : ERIC NELSON
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 85.50 | 32.34 | 32.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

Abbreviated 156 Farm Record

Tract 11903 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 32.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|-------------|-----------------------------|-----------|
| Oats | 0.00 | 2.20 | 0 |
| Corn | 0.00 | 18.70 | 0 |
| TOTAL | 0.00 | 20.90 | |

NOTES

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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Producer: Share: _____

Tract Cropland Total: 27.51 acres

2024 Program Year
 Map Created April 26, 2024

Farm 5616
Tract 11902

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- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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Producer: Share: _____

 Tract Cropland Total: 32.34 acres

2024 Program Year
 Map Created April 26, 2024
Farm 5617
Tract 11903

Woodbury County, IA / Sioux City

Summary

Parcel ID 884320300001
Alternate ID 783000
Property Address 1972 ROCK BRANCH RD
ANTHON IA 51004
Sec/Twp/Rng 20-88-43
Brief Tax Description W1/2 SW1/4 LYING W OF C/L OF COUNTY RD 20-88-43
(Note: Not to be used on legal documents)
[2024-07521 \(8/14/2024\)](#)
Deed Book/Page
Gross Acres 34.12
Net Acres 34.12
Adjusted CSR Pts 1260.63
Zoning AP - AGRICULTURAL PRESERVATION
District 0002 KEDRON/MAPLE VALLEY ANTHON OTO SCH
School District MAPLE VALLEY ANTHON OTO
Neighborhood N/A



Owner

Deed Holder
[ERMUK LINDA R](#)
[1972 ROCK BRANCH RD](#)
ANTHON IA 51004

[FRIEDRICHS ADAM](#)

[FRIEDRICHS KAYLA](#)

[FRIEDRICHS MICHAEL](#)

[FRIEDRICHS WOODS CRYSTAL](#)

Contract Holder
Mailing Address
ERMUK LINDA R
1972 ROCK BRANCH RD
ANTHON IA 51004

Land

Lot Area 34.12 Acres ;1,486,267 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1970
Condition Normal
Roof Asph / Gable
Flooring
Foundation C Blk
Exterior Material Vinyl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,152 SF
Main Area Square Feet 1152
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,152
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches
Decks
Additions
Garages Basement Stall - 1 stall;

Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------------------------------|-------------|-------|--------|------------|----------------|
| 0 | Bin - Grain Storage (Bushel) | BIN | 0 | 0 | 1970 | 1 |
| 0 | Steel Utility Building | QUONSET | 40 | 80 | 1980 | 1 |
| | Bin - Grain Storage (Bushel) | | 30 | 24 | 1985 | 1 |

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|-------------------------------|---------------|------------|-----------------------|------|--------------|--------|
| 8/14/2024 | FRIEDRICHS HOPE J LIFE ESTATE | ERMUK LINDA R | 2024-07521 | Life Estates | Deed | Y | \$0.00 |

Show There are other parcels involved in one or more of the above sales:

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value | \$40,800 | \$40,800 | \$31,690 | \$31,690 | \$30,170 |
| + Assessed Building Value | \$12,320 | \$12,320 | \$6,450 | \$6,450 | \$5,890 |
| + Assessed Dwelling Value | \$108,620 | \$108,620 | \$83,990 | \$81,650 | \$74,350 |
| = Gross Assessed Value | \$161,740 | \$161,740 | \$122,130 | \$119,790 | \$110,410 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$161,740 | \$161,740 | \$122,130 | \$119,790 | \$110,410 |

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

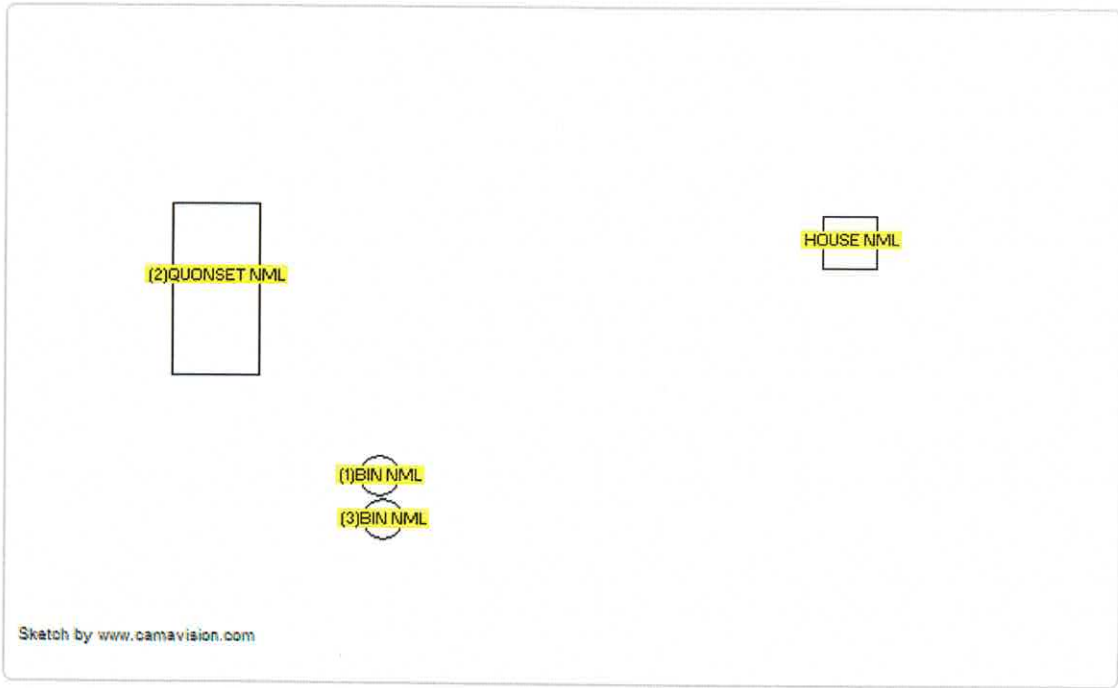
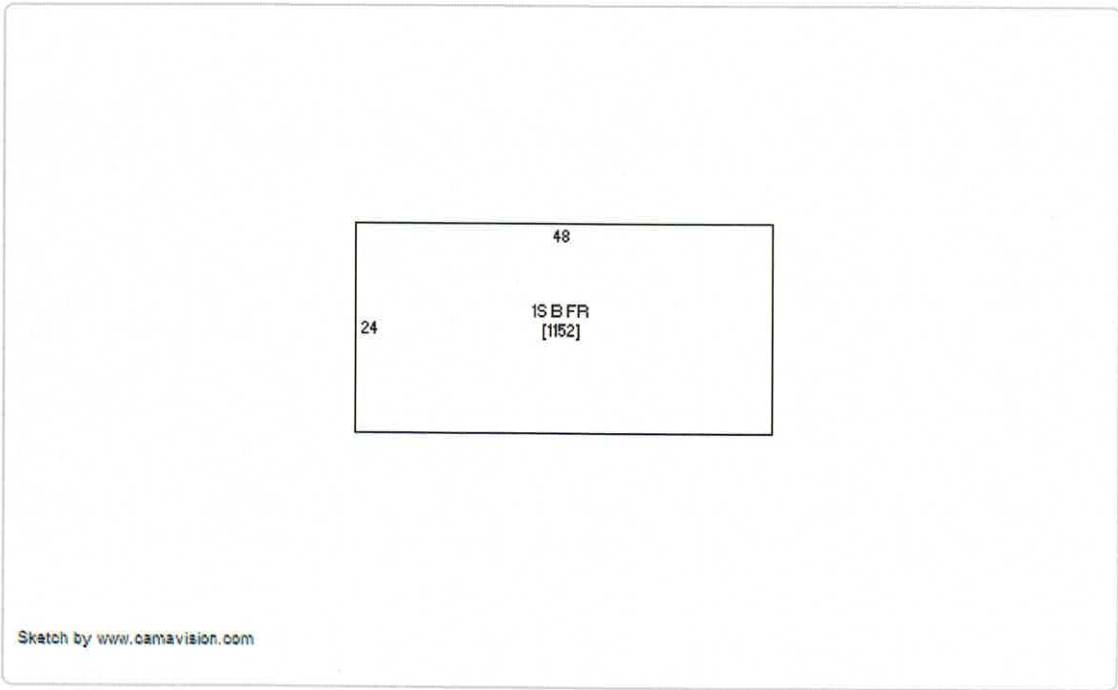
Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

Photos



Sketches



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Woodbury County, IA / Sioux City

Summary

Parcel ID 884330200001
Alternate ID 785070
Property Address N/A
Sec/Twp/Rng 30-88-43
Brief Tax Description N/WNE 30-88-43
(Note: Not to be used on legal documents)
Deed Book/Page [2024-07521 \(8/14/2024\)](#)
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 1377.15
Zoning AP - AGRICULTURAL PRESERVATION
District 0002 KEDRON/MAPLE VALLEY ANTHON OTO SCH
School District MAPLE VALLEY ANTHON OTO
Neighborhood N/A

Owner

Deed Holder
[ERMUK LINDA R](#)
[1972 ROCK BRANCH RD](#)
ANTHON IA 51004

[FRIEDRICHS ADAM](#)

[FRIEDRICHS KAYLA](#)

[FRIEDRICHS MICHAEL](#)

[FRIEDRICHS WOODS CRYSTAL](#)

Contract Holder
Mailing Address
ERMUK LINDA R
1972 ROCK BRANCH RD
ANTHON IA 51004

Land

Lot Area 40.00 Acres ;1,742,400 SF

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|-------------------------------|---------------|------------|-----------------------|------|--------------|--------|
| 8/14/2024 | FRIEDRICHS HOPE J LIFE ESTATE | ERMUK LINDA R | 2024-07521 | Life Estates | Deed | Y | \$0.00 |

Show There are other parcels involved in one or more of the above sales:

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification | Agriculture | Agriculture | Agriculture | Agriculture | Agriculture |
| + Assessed Land Value | \$44,800 | \$44,800 | \$34,810 | \$34,810 | \$32,890 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Gross Assessed Value | \$44,800 | \$44,800 | \$34,810 | \$34,810 | \$32,890 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$44,800 | \$44,800 | \$34,810 | \$34,810 | \$32,890 |

Sioux City Special Assessments and Fees

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Woodbury County Tax Credit Applications

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Woodbury County, IA / Sioux City

Summary

Parcel ID 884319400005
Alternate ID 782835
Property Address N/A
Sec/Twp/Rng 19-88-43
Brief Tax Description S25 A SESE 19-88-43
(Note: Not to be used on legal documents)
Deed Book/Page [2024-07521 \(8/14/2024\)](#)
Gross Acres 25.00
Net Acres 25.00
Adjusted CSR Pts 889.88
Zoning AP - AGRICULTURAL PRESERVATION
District 0002 KEDRON/MAPLE VALLEY ANTHON OTO SCH
School District MAPLE VALLEY ANTHON OTO
Neighborhood N/A

Owner

Deed Holder
[ERMUK LINDA R](#)
[1972 ROCK BRANCH RD](#)
ANTHON IA 51004

[FRIEDRICHS ADAM](#)

[FRIEDRICHS KAYLA](#)

[FRIEDRICHS MICHAEL](#)

[FRIEDRICHS WOODS CRYSTAL](#)

Contract Holder
Mailing Address
ERMUK LINDA R
1972 ROCK BRANCH RD
ANTHON IA 51004

Land

Lot Area 25.00 Acres ;1,089,000 SF

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|-------------------------------|---------------|------------|-----------------------|------|--------------|--------|
| 8/14/2024 | FRIEDRICHS HOPE J LIFE ESTATE | ERMUK LINDA R | 2024-07521 | Life Estates | Deed | Y | \$0.00 |

Show There are other parcels involved in one or more of the above sales:

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification | Agriculture | Agriculture | Agriculture | Agriculture | Agriculture |
| + Assessed Land Value | \$28,960 | \$28,960 | \$22,500 | \$22,500 | \$21,270 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Gross Assessed Value | \$28,960 | \$28,960 | \$22,500 | \$22,500 | \$21,270 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$28,960 | \$28,960 | \$22,500 | \$22,500 | \$21,270 |

Sioux City Special Assessments and Fees

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Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

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Woodbury County, IA / Sioux City

Summary

Parcel ID 884330200002
Alternate ID 785055
Property Address N/A
Sec/Twp/Rng 30-88-43
Brief Tax Description NENE 30-88-43
(Note: Not to be used on legal documents)
2024-07521 (8/14/2024)
Deed Book/Page 40.00
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 1081.43
Zoning AP - AGRICULTURAL PRESERVATION
District 0002 KEDRON/MAPLE VALLEY ANTHON OTO SCH
School District MAPLE VALLEY ANTHON OTO
Neighborhood N/A

Owner

Deed Holder
[ERMUK LINDA R](#)
[1972 ROCK BRANCH RD](#)
ANTHON IA 51004

[FRIEDRICHS ADAM](#)

[FRIEDRICHS KAYLA](#)

[FRIEDRICHS MICHAEL](#)

[FRIEDRICHS WOODS CRYSTAL](#)

Contract Holder
Mailing Address
ERMUK LINDA R
1972 ROCK BRANCH RD
ANTHON IA 51004

Land

Lot Area 40.00 Acres ;1,742,400 SF

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|-------------------------------|---------------|------------|-----------------------|------|--------------|--------|
| 8/14/2024 | FRIEDRICHS HOPE J LIFE ESTATE | ERMUK LINDA R | 2024-07521 | Life Estates | Deed | Y | \$0.00 |

Show There are other parcels involved in one or more of the above sales:

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification | Agriculture | Agriculture | Agriculture | Agriculture | Agriculture |
| + Assessed Land Value | \$35,150 | \$35,150 | \$27,300 | \$27,300 | \$25,810 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Gross Assessed Value | \$35,150 | \$35,150 | \$27,300 | \$27,300 | \$25,810 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$35,150 | \$35,150 | \$27,300 | \$27,300 | \$25,810 |

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Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

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